

TIMED ONLINE REAL ESTATE AUCTION

PRIME COMMERCIAL OPPORTUNITY IN LOGAN, IOWA

Formerly Home to Seeley Trailer Sales

Friday, August 7, 2026 @10:00 A.M.

📍 203 S Maple Ave Logan, IA 51546



EDSPENCER
REAL ESTATE



BIDDING OPENS
Friday, July 31, 2026
10:00 A.M.

BIDDING BEGINS CLOSING
Friday, August 7, 2026
10:00 A.M.



BID ONLINE AT:
www.spencergroups.com

PROPERTY AT A GLANCE

- ▶ 120' x 150' Commercial Lot
- ▶ 2,184 Sq. Ft. Commercial Building
- ▶ Zoned Commercial
- ▶ Additional Block Storage Building
- ▶ Billboard Producing Rental Income
- ▶ Annual Real Estate Taxes: \$1,883.00

OPEN VIEWING DATES

- ▶ Thursday, July 23, 2026 5:00-7:00 p.m.
 - ▶ Friday, July 31, 2026 5:00-7:00 p.m.
 - ▶ Thursday, August 6, 2026 5:00-7:00 p.m.
- Or by appointment by calling the Logan Office 712.644.2151**



LARGE 120' x 150' LOT



2,184 SQ. FT. COMMERCIAL BUILDING



BILLBOARD INCOME



BLOCK STORAGE BUILDING

PROPERTY HIGHLIGHTS

Formerly home to Seeley Trailer Sales, this well-known commercial property offers excellent visibility, accessibility, and versatility. The large commercially zoned lot, spacious building, additional storage building, and income-producing billboard create numerous possibilities for business, investment, storage, or redevelopment.

- ▶ Prime commercial location
- ▶ Excellent visibility & accessibility
- ▶ Overhead doors
- ▶ Large open interior workspace
- ▶ Additional storage building
- ▶ Income-producing billboard
- ▶ Multiple potential commercial uses

LEGAL DESCRIPTION

W 150' Lots 1 & 2, Block 56

REAL ESTATE TAXES

Annual real estate taxes are \$1,883.00 and will be prorated to the date of closing.

METHOD OF AUCTION

The property will be offered by Timed Online Real Estate Auction and sold on a total dollar basis through www.spencergroups.com, subject to Seller confirmation.

SELLER CONFIRMATION

The sale is not subject to financing or any other contingencies. The Seller reserves the right to accept or reject the final high bid on or before 5:00PM on Friday, August 7, 2026.

CLOSING

The Seller shall provide the Buyer with an updated abstract of title. Closing shall occur on or before September 4, 2026. The Buyer and Seller shall each pay their customary closing costs associated with a real estate transaction.

AUCTIONEER'S NOTE

"This is an outstanding opportunity to purchase a well-known commercial property in the heart of Logan. Formerly home to Seeley Trailer Sales • Service • Rentals, this property has served the community for many years and is ready for its next chapter. The property offers a 2,184 square foot commercial building situated on a 120' x 150' commercially zoned lot, along with an additional block storage building and an existing billboard that provides rental income. Its excellent location and visibility make it well suited for retail, office, service, contractor, warehouse, storage, investment, or redevelopment uses. Whether you are an investor, entrepreneur, or established business owner, this property presents an excellent opportunity to own a highly visible commercial property in Logan. We encourage all prospective buyers to inspect the property, complete their own due diligence, and register to bid online."

TERMS & CONDITIONS

Announcements made by the Auctioneer on auction day override any previously printed material or oral statements. The property is being sold AS IS, WHERE IS, with no warranties or representations, either expressed or implied, and is subject to all terms, conditions, covenants, easements, encumbrances, and zoning regulations

AGENCY DISCLOSURE

Spencer Auction Group, Ed Spencer Real Estate & Farms America, Inc., its brokers, auctioneers, agents, and associates represent the Seller exclusively in this transaction.



Ed Spencer

Broker/Auctioneer
402.510.3276

Hannah Johnsen

Broker Associate/Auctioneer
712.592.9794

Logan Office

712.644.2151

Seeley Family Revocable Trust, OWNERS
Kohorst Fischer Plumb Firm, Attorney For Trust

REGISTER AND BID ONLINE @ WWW.SPENCERGROUPS.COM